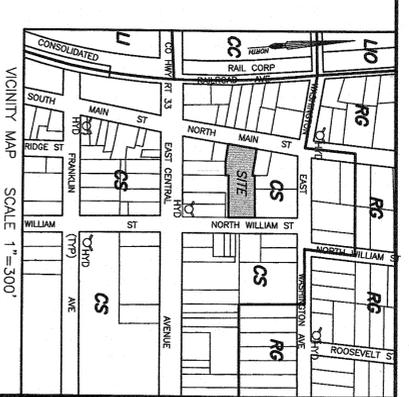
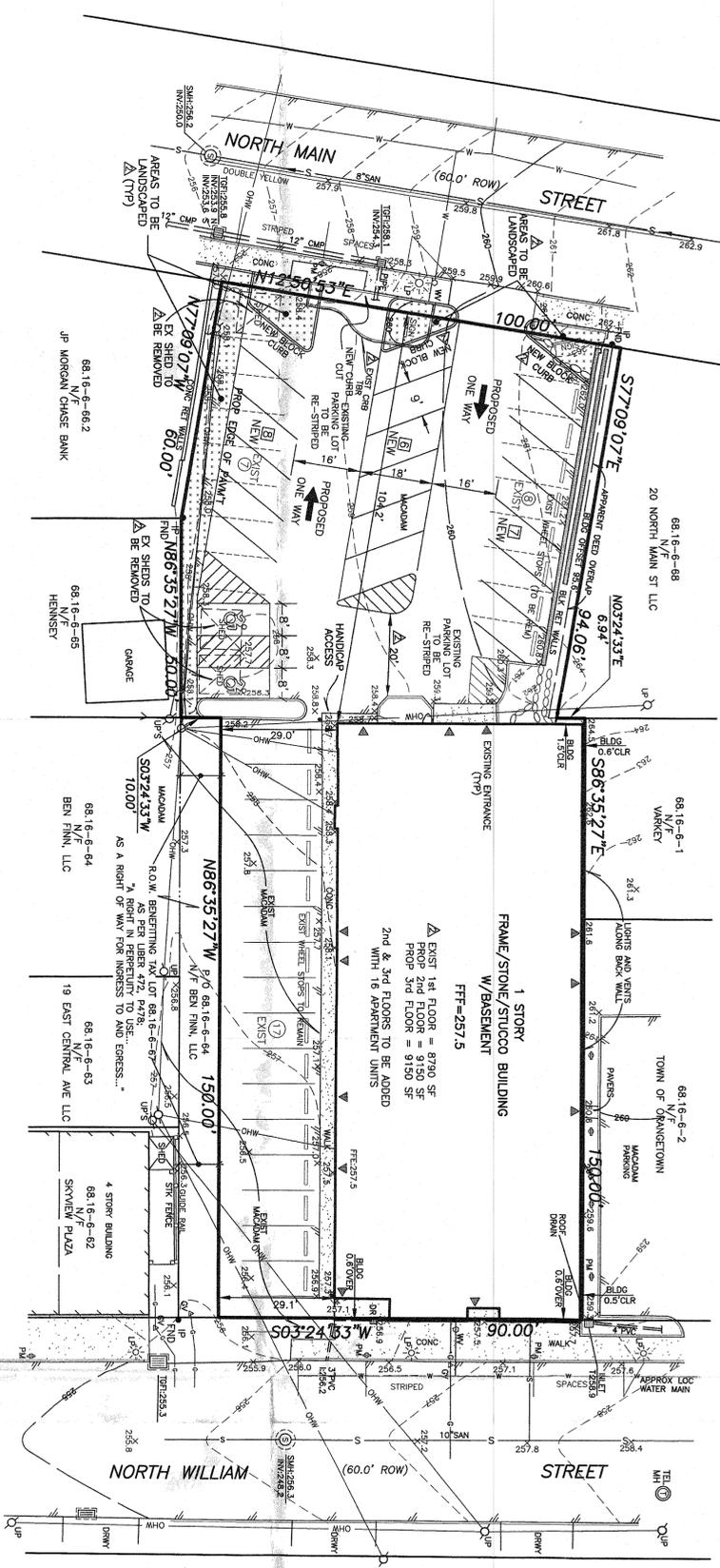


NOTES:

- 1) OWNER & APPLICANT: DIONNES WAY LLC
8 SPRING LAKE
PEARL RIVER, NY 10966
- 2) TAX MAP NUMBER: 68-16-6-67
- 3) LOT AREA: 23,530 SF
- 4) DATUM: NAVD 88
- 5) ZONING DISTRICT: PAC PER TOWN BOARD RESOLUTION, LOCAL LAW #7 OF 2018.
- 6) LOT DRAINAGE SHALL CONSTITUTE ESSENTIALS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED
- 7) ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE, SHALL BE INSTALLED UNDERGROUND.
- 8) NO BUILDING PERMIT SHALL BE ISSUED UNTIL SEWER ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT OR THE TOWN OF ORANGETOWN.
- 9) NO BUILDING PERMIT SHALL BE ISSUED UNTIL SITE AND ARCHITECTURAL PLANS HAVE BEEN APPROVED BY ACBOR, AND SITE AND DRAINAGE PLANS BY THE ORANGETOWN PLANNING BOARD.
- 10) THESE PLANS NOT CONFORM WITH THE COUNTY OFFICIAL ZONING MAP AND SHALL BE APPROVED BY THE PLANNING BOARD.
- 11) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- 12) ALL PROPOSED RETAINING WALLS GREATER THAN 4 FEET MUST BE DESIGNED, SIGNED, AND PLANS SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, AND SUBMITTED TO THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING AND THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL UPON COMPLETION OF THE WORK. SIGNED AND SEALED PLANS SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. THE WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PLANS.
- 13) ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- 14) THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE ORANGETOWN PLANNING BOARD.
- 15) IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS GROUND UTILITIES, OBSTRUCTIONS OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE DEPT. OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN TO SUCH AREAS TO SECURE APPROPRIATE PERMITS, AND SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S OWN SPECIFICATIONS FOR THE CORRECTION OF THE CONDITIONS, IN THE EVENT OF THE APPLICANT'S RECOMMENDATIONS, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE PLAN OR A CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA.
- 16) PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION OVER LIGHTING, LANDSCAPING, STOPS AND REFUSE CONTROLS.
- 17) THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, STOPS AND REFUSE CONTROLS PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING:
- 18) AT LEAST 10 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING VEGETATION AND EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- 19) TREE PROTECTION: THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE APPLIED IN ORDER TO PROTECT AND PRESERVE TO THE MAXIMUM EXTENT POSSIBLE ALL TREES TO REMAIN ON THE SITE. THE TREE PROTECTION ZONE FOR TREES TO BE PRESERVED SHALL BE AS FOLLOWS:
 - a. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - b. TREES MEASURED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - c. THE TREE PROTECTION ZONE FOR TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - d. THE TREE PROTECTION ZONE FOR TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH
 2. DBH LINE OF THE TREE CANOPY
 THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF SNOW FENCES OR EQUIVALENTS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE TREE PROTECTION ZONE. THE BARRIER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 1. LIGHT TO HEAVY IMPACTS: MINIMUM OF EIGHT (8) SHEETS OF PLYWOOD UPON COMPLETION OF WORK.
 2. LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" INCH OF PLYWOOD OR BOARDS.
 3. LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" INCH OF PLYWOOD OR BOARDS.
 4. LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" INCH OF PLYWOOD OR BOARDS.
 THE BAR BOARD OVER THE AREA, NO CHANGE OF GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX (6) INCHES, THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. TREES DESIGNATED TO BE REMOVED SHALL BE MARKED CONSPICUOUSLY WITH THE TREE WELL RADIUS OF THREE (3) FEET LARGER THAN THE TREE CANOPY.
- 20) PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. THE APPLICANT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION & SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PHASE. REQUIRED SOIL EROSION & SEDIMENTATION CONTROL MEASURES.
- 21) ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORM WATER MANAGEMENT PHASE II REGULATIONS. (PROJECT COMPLETES: <1 ACRE DISTURBANCE)
- 22) IF NECESSARY, A ROCKLAND COUNTY HIGHWAY DEPARTMENT WORK PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ON-SITE IMPROVEMENT. THE APPLICANT SHALL COMPLY IN THE PLANNING AND/OR DEVELOPMENT PROCESS.
- 23) PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING SHALL BE NOTIFIED AND APPROVAL SHALL BE OBTAINED. THE APPLICANT SHALL CONTACT THE DENY AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION.



LEGEND

- SANITARY MANHOLE W/PRESS
- DRAINAGE INLET W/PRESS
- TELEPHONE MANHOLE
- CATCH BASIN
- REINFORCED CONCRETE PIPE
- DROP CURB
- DROP RAMP
- UTILITY POLE
- WATER VALVE
- HYDRANT
- GAS VALVE
- OVERHEAD WIRES
- EDGE OF PARAPENT
- WATER MAIN
- GAS MAIN
- ELECTRIC UNDERGROUND
- SIGN WITH ITEM
- PARKING METER

DISTRICTS
 ZONING: CS
 SCHOOL: PEARL RIVER
 FIRE: PEARL RIVER
 LIGHTING: ORANGETOWN
 WATER: DIVIDED WATER NY

△△ BULK TABLE • "PAC" "PLANNED ADULT COMMUNITY" - (ZONING)

MAX. FLOOR AREA	MIN. LOT AREA	MIN. LOT WIDTH	MIN. STREET FRONTAGE	MIN. FRONT YARD	MIN. SIDE YARD	TOTAL SITE YARD	REAR YARD	MAX. BLDG. HT	BASE DENSITY	MIN. PERMETER	MIN. PORCH/OUTDOOR	MAX. BUILDING	MIN. OPEN
REQUIRED	0.40	1 AC	N/A	100'	TBD	TBD	TBD	2 STORIES OR 35' TOWN BOARD	TBD	TBD	TBD	TBD	TBD
PROVIDED	1,115	0.54 AC	90'	100+90'	0'	0'	21'	3 STORIES	16 UNITS = 29.6 DWELLING UNITS PER ACRE	0	0	0.379	0

TBD : TO BE DETERMINED BY THE TOWN BOARD AS PART OF THE CONTEXTUAL ZONING ANALYSIS
 △△ TOWN BOARD HAS MODIFIED LOT AND BULK CONTROLS AS PART OF ITS CONSIDERATION OF THE REZONING TO "PAC"
 ⊕ = VARIANCE REQUIRED

△ PARKING REQUIRED

1/200 SF OFFICE/RETAIL: 8790 SF/200 = 44 SPACES - (14 PROVIDED) ⊕
 1.5 SPACES PER UNIT: 16 UNITS x 1.5 = 24 SPACES - (24 PROVIDED)
 TOTAL REQUIRED = 68 SPACES - 38 PROVIDED
 ⊕ = VARIANCE REQUIRED

△ IMPERVIOUS BREAKDOWN = 22,334 SF
 TOTAL EXIST IMPERVIOUS = 21,924 SF
 NET REDUCTION = 510 SF

SITE DEVELOPMENT PLAN FOR

DIONNES WAY

PEARL RIVER, TOWN OF ORANGETOWN
 ROCKLAND COUNTY, STATE OF NEW YORK

JAY A. GREENWELL, PLS, LLC

LAND SURVEYING - LAND PLANNING
 85 JARVISTE AVENUE, SUITE 201, NEW YORK, NY 10961
 PHONE: 845-357-0830 FAX: 845-357-0736

TAX LOT # 68-16-6-67

AREA 23,530 SF

FILE 21717 SITE

SCALE 1" = 20'

DATE NOV. 20, 2017

JOB NO. 21717

